

## Infrastructure and Resources - Infrastructure

### IR08 Freight Transport

1. The Council will support the role of the Grangemouth Investment Zone as a freight hub. Freight intensive development will be directed to the Grangemouth Investment Zone and other business locations where sites can be accessed without significant impact on local communities, or on the strategic or local road network.
2. Development which will encourage the transfer of freight from road to rail, including the development of freight handling facilities, will be supported subject to other LDP policies.

**4.60** The Council area is at the hub of Central Scotland's transport network and has been a focus for freight and logistics activity for many years. In particular, Grangemouth is Scotland's largest container port by traffic volume and hosts a cluster of intermodal freight terminals. This role is recognised within NPF3. There is potential for further growth through improved freight handling facilities, improved rail freight infrastructure and additional warehousing. There is also scope for transfer of freight from road to rail, and the Council will work in partnership with the Scottish Government and Network Rail to deliver improvements to rail freight infrastructure that will facilitate this. Proposals must take account of, and mitigate, impacts on the local road network and local communities.



### IR09 Parking

1. The parking standards in the National Roads Development Guide will be applied to new development, subject to the local variations approved by the Council.
2. Parking in town and local centres will be managed to support the role of the centres whilst promoting sustainable travel. Proposed changes to parking provision in centres will be assessed against the effect on their vitality and viability.
3. New car parking provided as part of significant new commercial or community uses should incorporate electric vehicle charging points.

**4.61** The provision and design of parking in new development is critical to managing the impact of cars on places, and promoting sustainable travel. The Council has adopted the National Roads Development Guide (NRDG) and its parking standards. At present one local variation to the parking standards in the NRDG is promoted whereby garages and car ports do not count towards required parking provision. Managing parking in town centres remains a key strategic issue, with a balance having to be struck between accessibility by car, which remains important for viability in most of our centres, and the longer term need to promote more sustainable access by active travel or public transport means. The provision of parking areas for larger commercial or community developments provides the opportunity to support positive changes in transport technologies through the requirement to provide charging points for electric vehicles.

**4.62** A sustainable and effective drainage strategy is fundamental to new development. This is required to incorporate sustainable urban drainage systems (SUDS) for surface water which can manage runoff rates, improve water quality and offers environmental and habitat benefits for the site. Policy IR10 references important guidance on the design of SUDS.

### IR10 Drainage Infrastructure

1. Necessary sewerage infrastructure associated with new development should either be adopted by Scottish Water or have alternative maintenance arrangements which are acceptable to SEPA. Connection to the public sewer is the most sustainable option and will ensure that any pollution risk to the environment is minimised.
2. Surface water management for new development should comply with current best practice on Sustainable Urban Drainage Systems (SUDS), where appropriate forming an integral part of the development's landscape structure as set out within Supplementary Guidance SG05 'Green Infrastructure and New Development'. SUDS will be required to meet the specifications as detailed in the most recent version of Sewers for Scotland should the developer wish the surface water system to vest in Scottish Water.
3. For developments that involve a change of use and/or redevelopment, wherever possible, opportunities should be taken to retrofit SUDS.
4. A drainage strategy, as set out in PAN61, should be submitted with planning applications and must include flood attenuation measures, details for the long term maintenance of any necessary features and a risk assessment. The strategy should follow the latest version of the SUDS Manual.

**4.63** Scottish Planning Policy highlights the role of the planning system in supporting investment in digital infrastructure so as to strengthen digital communications capacity and coverage. The emphasis is on facilitating necessary infrastructure while ensuring that the impact of apparatus is minimised through greater attention to siting and design. Policy IR11 sets out what information and justification should accompany applications to ensure the optimum environmental solution is chosen consistent with meeting operational requirements.

## Infrastructure and Resources - Energy

### IR13 Low and Zero Carbon Development

1. All new buildings should incorporate on-site low and zero carbon-generating technologies (LZCGT) to meet a proportion of the overall energy requirements. Applicants must demonstrate that 12% of the overall reduction in CO2 emissions as required by Building Standards has been achieved via on-site LZCGT. This proportion will be increased as part of subsequent reviews of the LDP. All proposals must be accompanied by an Energy Statement which demonstrates compliance with this policy. Should proposals not include LZCGT, the Energy Statement must set out the technical or practical constraints which limit the application of LZCGT. Further guidance is contained in Supplementary Guidance SG14 Renewable and Low Carbon Energy. Exclusions from the requirements of this policy are:
  - Proposals for change of use or conversion of buildings;
  - Alterations and extensions to buildings;
  - Stand-alone buildings that are ancillary and have an area less than 50 square metres;
  - Buildings which will not be heated or cooled other than by heating provided solely for the purpose of frost protection;
  - Temporary buildings with consent for 2 years or less; and
  - Where implementation of the requirement would have an adverse impact on the historic environment as detailed in the Energy Statement or accompanying Design Statement.
2. The design and layout of development should, as far as possible, seek to minimise energy requirements through the other sustainability aspects of the current Sections 6 and 7 of the current Building Standards Technical Handbook.

**4.65** Reducing the energy requirements of buildings is a key part of reducing carbon emissions associated with development, and tackling climate change. This is being driven forward primarily by the new Building Standards regime. Whilst the priority is more energy efficient design, embedded renewable and low-carbon technologies also have a role to play in terms of reducing the need for fossil fuel consumption. The Council is legally obliged through the Climate Change (Scotland) Act 2009 to include a policy in the LDP that requires all new development to be designed to ensure new buildings 'avoid a specified and rising proportion of the projected greenhouse gas emissions' through use of low and zero- carbon generating technologies (LZCGT).

**4.66** Scottish Planning Policy states that LDP policies should accord with the standards, guidance and methodologies of the building regulations. Scottish Building Standards set mandatory minimum carbon reduction standards, set out in Section 6 (Energy) of the 2017 Building Standards Handbook. The 2017 revision identifies a 21% improvement in carbon dioxide emissions over 2010 levels for domestic projects, and a 42.8% improvement for non-domestic developments. These changes came into force in October 2017 and will be subject to regular review.

**4.67** An 'active' sustainability label as set out in Section 7 of the current Building Standards Handbook is a starting point to demonstrate that schemes include LZCGT. Proposals must show that a 'specified proportion' of emissions are avoided through use of LZCGT. Overall, a proportional and holistic approach is required to ensure that the energy efficiency of the fabric of the buildings is balanced with the requirement for LZCGT. The approach is set out in SG14 'Renewable and Low Carbon Energy'.



## Place and Environment - Placemaking

### PE01 Placemaking

Development proposals should promote the six qualities of successful places as defined in Scottish Planning Policy by addressing the following principles:

#### 1. Distinctive

- Existing natural and historic environment features should be identified, conserved, enhanced and integrated sensitively into development. Further guidance is set out in Policies PE05-PE27, and accompanying Supplementary Guidance SG07- SG12;
- The scale, siting and design of new development should respond positively and sympathetically to the site's surroundings, and create a coherent structure of buildings, streets and public spaces that are attractive, distinctive and create a sense of identity within the development. Further guidance is set out in SG02 'Neighbourhood Design';
- Development should include landscaping and green infrastructure which enhances, structures and unifies the development, assists integration with its surroundings, manages surface water sustainably, and contributes, where appropriate, to the wider green network. Further guidance is set out in SG05 'Green Infrastructure and New Development';
- Developments of a significant scale should contribute to public art either through a contribution to an existing local project, or through provision of public art within the development, guided by a strategy prepared by the developer in consultation with the Council and Falkirk Community Trust. Further guidance is set out within SG13 'Developer Contributions' and the public art procurement guide produced by Falkirk Community Trust.

#### 2. Safe and pleasant

- Development should create a safe and secure environment for all users through the provision of high levels of natural surveillance for access routes and public spaces and provision of safe access for all. Further guidance is set out in SG02 'Neighbourhood Design';
- Development should not exacerbate existing air quality issues or introduce new sources of pollution which impact on local air quality without appropriate mitigation.

#### 3. Easy to move around and beyond

- Development should be designed to encourage the use of active travel and sustainable, integrated transport. Further guidance is set out in Policies IR05-IR07;
- Development should build on the existing network of paths, edges, nodes, districts and landmarks to create places that people can navigate easily around.

#### 4. Welcoming

- Streets and public spaces should have buildings fronting them or, where this is not possible, a high quality hard or soft landscape treatment. Further guidance is set out in SG02 'Neighbourhood Design'.

#### 5. Adaptable

- Development should be designed to consider how people use places differently, for example depending on age or degree of personal mobility;
- Where appropriate, development should provide a mix of building densities, tenures and typologies where a variety of diverse but compatible uses can be integrated.

#### 6. Resource efficient

- In support of climate change mitigation, development should promote the efficient use of natural resources and the minimisation of greenhouse gas emissions through: energy efficient design; choice and sourcing of materials; reduction of waste; recycling of materials and incorporating space to separate materials at source; incorporation of low and zero carbon generating technologies and integration into neighbourhood and district heating networks. Further guidance is set out in Policies IR12-IR14;
- In support of climate change adaptation, infrastructure needs and their impacts should be identified and addressed by sustainable mitigation techniques, with particular regard to drainage, surface water management, flooding, traffic, road safety and noise;
- Provision should be made for the satisfactory future management and maintenance of all public areas, landscaping and infrastructure.

#### 4.01 Placemaking is the art of creating good places.

Scottish Planning Policy identifies six qualities of successful places which should form the basis of placemaking and the design, development, renewal and regeneration of our urban and rural built environments. Policy PE01 expands these six qualities into a number of principles which will apply to all new development. This overarching design policy is supported by a number of other topic LDP policies and Supplementary Guidance notes to which cross-references are made as appropriate. Of particular importance is SG02 'Neighbourhood Design' which interprets the principles of the Scottish Government's document 'Designing Streets' for the Falkirk area.



## Place and Environment - Historic Environment

**4.04** Much of the Falkirk area's sense of place derives from its historic environment, including a rich diversity of architectural, cultural, historic and archaeological assets. Government policy and guidance is set out in SPP and the Historic Environment Scotland Policy Statement, together with other specific guidance notes on managing change. The Council's overall approach to the conservation and enhancement of the historic environment is set out in the Historic Environment Strategy, which sets out the Council's vision for protecting and enhancing Falkirk's historic environment. The document also sets out a programme of priority actions, some of which are reflected in LDP proposals. The key assets which will be given policy protection in the LDP are indicated below.

### PE05 Antonine Wall

The Council will seek to retain, protect, preserve and enhance the Antonine Wall, its associated archaeology, character and setting. Accordingly:

1. There will be a presumption against development which would have an adverse impact on the 'Frontiers of the Roman Empire (Antonine Wall) World Heritage Site' as defined on the Proposals Map;
2. There will be a presumption against development within the 'Frontiers of the Roman Empire (Antonine Wall) World Heritage Site' buffer zones, as defined on the Proposals Map, which would have an adverse impact on the Site and its setting, unless mitigating action to the satisfaction of the Council in consultation with Historic Environment Scotland can be taken to redress the adverse impact, and there is no conflict with other LDP policies; and
3. Supplementary Guidance SG11 'Frontiers of the Roman Empire (Antonine Wall) World Heritage Site' will be applied in assessing development proposals along the line, or affecting the setting, of the Antonine Wall.

**4.05** The Antonine Wall was inscribed as part of the Frontiers of the Roman Empire World Heritage Site in 2008. A common policy and Supplementary Guidance has been adopted by the five planning authorities who cover the route of the Wall. A Management Plan has also been prepared.

### PE06 Archaeological Sites

1. Scheduled Monuments and other identified nationally important archaeological resources will be preserved in situ, and within an appropriate setting. Developments which have an adverse effect on scheduled monuments or the integrity of their setting will not be permitted unless there are exceptional circumstances;
2. All other archaeological resources will be preserved in situ wherever feasible. The Council will weigh the significance of any impacts on archaeological resources and their settings against other economic, social and environmental merits of the development proposals in the determination of planning applications; and
3. Developers may be requested to supply a report of an archaeological evaluation prior to determination of the planning application. Where the case for preservation does not prevail, the developer shall be required to make appropriate and satisfactory provision for archaeological excavation, recording, analysis and publication, in advance of development.

**4.06** There are around 100 Scheduled Monuments within the Council area. In addition, other sites of regional or local importance are recorded in the Sites and Monuments Record maintained by the Council's archaeologist. Any works directly affecting a designated Scheduled Monument require Scheduled Monument Consent, which is obtained from Historic Environment Scotland.



### PE07 Listed Buildings

The Council supports the sustainable re-use and management of the historic built environment. Accordingly:

1. The sensitive restoration and re-use of listed buildings will be supported;
2. Proposals to alter or extend a listed building should not adversely affect the character, appearance, or special architectural or historic interest of the building;
3. Development proposals within the curtilage or affecting the setting of a listed building should not adversely affect the character, appearance, special architectural or historic interest of the building, or its setting;
4. Proposals for the total or substantial demolition of a listed building will only be supported in exceptional circumstances where it is demonstrated beyond reasonable doubt that:
  - The existing building is no longer of special interest;
  - The existing building is incapable of physical repair and re-use, as shown by the submission and verification of a thorough structural condition report;
  - The costs of repair and re-use are such that it is not economically viable; or
  - The demolition of the building is essential for the delivery of significant economic benefits for the local or wider community.
5. Proposals affecting listed buildings or their setting should conform with SG12 'Listed Buildings and Unlisted Properties in Conservation Areas'.

**4.07** There are over 300 listed buildings and structures in the Council areas, the largest concentrations being in Falkirk, Bo'ness and Airth/Dunmore.